LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

WEDNESDAY, JANUARY 25, 2011

Citizens are encouraged to call the Department of Planning on the day of the public hearing or meeting to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc

6:00 PM PUBLIC HEARING LOCATION: BOARD ROOM

1ST Floor, Govt. Center

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **WEDNESDAY**, **JANUARY 25, 2012**, at **6:00 p.m.** to consider the following:

REQUEST FOR WITHDRAWAL OF LAND BELONGING TO JAMES R. TIFFANY, SR., TRUSTEE OF THE JAMES R. TIFFANY, SR. REVOCABLE TRUST, ANNE TWEEDY TIFFANY, AND BETTY JO TIFFANY FROM THE HILLBROOK AGRICULTURAL AND FORESTAL DISTRICT

Pursuant to Virginia Code Section 15.2-4314 and the Hillbrook Agricultural and Forestal District Ordinance, James R. Tiffany, Sr., Trustee of the James R. Tiffany, Sr. Revocable Trust under Agreement dated February 11, 2010, Anne Tweedy Tiffany, and Betty Jo Tiffany, all of Waterford, Virginia, have submitted an application to withdraw an approximately 3.6-acre portion of an approximately 102.93 -acre parcel from the Hillbrook Agricultural and Forestal District. The parcel is located on the north side of Hughesville Road (Route 725), on the south side of Holmes Mill Road (Route 848), and west of Harmony Church Road (Route 704), in the Catoctin (formerly Blue Ridge) Election District. The property is more particularly described as Tax Map Number /46//////24/ (PIN# 421-30-5074). The Hillbrook Agricultural and Forestal District has a 10-year term and a 20-acre subdivision minimum, and was created on December 19, 2008.

Details regarding the request and a copy of the application for removal of the land from the district are open to public inspection and may be examined at the Loudoun County Department of Economic Development, County Government Center, 1 Harrison Street, S.E., 5th Floor, Leesburg, Virginia, Monday through Friday, 9:00 AM to 4:30 PM or call (703) 777-0426.

ZRTD-2011-0008 GATEWAY NORTH LOTS 1A & 1B

(Zoning Conversion in the Route 28 Tax District)

Sojourn Gateway Hotel Ltd. of Virginia Beach, Virginia, has submitted an application to rezone approximately 11.88 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1993 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district at a maximum Floor Area Ratio (FAR) of 0.4 (up to 0.6 by Special Exception). The property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60 aircraft noise contours, and is also located partially within the QN (Quarry Notification) Overlay District-Loudoun Note Area. The subject property is approximately 11.88 acres in size and is located on the east side of Pacific Boulevard (Route 1036), on the north side of Old Ox Road (Route 606), and west of Sully Road (Route 28), at 23000 and 23010 Indian Creek Drive, Sterling, Virginia, in the Broad Run (formerly Dulles) Election District. The property is more particularly described as

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Tax Map Numbers /94/B/1////1A and /94/B/1////1B (PIN#s 046-30-0190 and 046-30-3281, respectively). The area is governed by the policies of the <u>Revised General Plan</u> (Suburban Policy Area (Ashburn Community)) and Route 28 Corridor Policy Area) which designate this area for Route 28 Core/Office Cluster uses and which recommend an FAR of 0.6 to 1.0.

CMPT 2010-0006 & SPEX 2010-0011 FRANKLIN PARK – PARK AND RIDE LOT

(Commission Permit & Special Exception)

SPEX 2010-0033 & SPEX 2011-0025 HERITAGE BAPTIST CHURCH EXPANSION & PARKING REDUCTION

(Special Exceptions)

Heritage Baptist Church of Ashburn, Virginia, has submitted applications for special exceptions to permit the expansion of an existing church and to permit a reduction in required parking spaces for the proposed church expansion in the R-2 (Single Family Residential) zoning district. The property is also located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance and the proposed church use is listed as a Special Exception use under Section 3-203(C). A reduction in required parking spaces is authorized by special exception under Section 5-1102(F), Adjustments to Parking Requirements, pursuant to which the Applicant also requests approval of a reduction of the number of parking spaces required under Table 5-1102 of Section 5-1102 for the proposed church expansion from 203 spaces to 145 spaces. The subject property is approximately 4.3 acres in size and is located on the east side of Ashburn Road (Route 641) and Shellhorn Road (Route 643), south of Faulkner Parkway (Route 640), and north of Waxpool Road (Route 2119), at 21700, 21704, and 21708 Shellhorn Road and 21844 Ashburn Road, Ashburn, Virginia, in the Ashburn governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), which designates this area for Residential uses.

SIDP 2011-0003 WILLOWSFORD SIGN DEVELOPMENT PLAN

(Sign Development Plan)

Willowsford, L.L.C. of Ashburn, Virginia, has submitted an application for a Sign Development Plan to request alternative sign regulations for permitted signs in order to modify the permitted maximum height, type, maximum height and area of background structure, minimum setback from right-of-way, area (maximum for any one sign and total aggregate sign area), maximum number, and illumination of signs, and to permit double sided and advertising signs, within the subdivisions known as Willowsford Grant, Willowsford Grange,

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Willowsford Grove, and Willowsford Greens. The subject property is located within the A-3 (Agricultural Residential), AR-1 (Agricultural Rural-1), TR-3UBF (Transitional Residential-3), TR-1UBF (Transitional Residential-1), R-1 (Single Family Residential), PD-IP (Planned Development-Industrial Park), and PD-GI (Planned Development-General Industry) zoning districts. The subject property is also located partially within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60 aircraft noise contours, and located partially within the FOD (Floodplain Overlay District). Alternative sign regulations for permitted signs may be requested with the submission of a sign development plan pursuant to Section 5-1202(E) of the Revised 1993 Zoning Ordinance. The subject property is approximately 4,062 acres in size, comprises approximately 233 parcels, and is generally located along the north and south sides of those segments of Braddock Road (Route 620) and John Mosby Highway (Route 50) located within the area east of Watson Road (Route 860) and James Monroe Highway (Route 15), north of the boundary with Fauquier County, south of Red Hill Road (Route 617), southwest of Evergreen Mills Road (Route 621), west of Gum Spring Road (Route 659), Goshen Road (Route 616), and Lightridge Farm Road (Route 705), in the Blue Ridge (formerly Dulles) Election District.

The area is governed by the following policies of the Revised General Plan: 1) Transition Policy Area (Upper Broad Run, Upper Foley, and Lower Foley Subareas), which is designated for residential development at a base density of 1 dwelling unit per acre (Upper Broad Run and Upper Foley Subareas) and 1 dwelling unit per 3 acres (Lower Foley Subarea), and non-residential land uses that provide a visual and spatial transition between the suburban development to the east and the rural development to the west; 2) Suburban Policy Area (Dulles Community), which is designated for self-sustaining communities that offer a mix of residential, commercial, and employment uses at a density of up to 4 dwelling units per acre; and 3) Rural Policy Area, which is designated for a permanent rural landscape, a composite of natural and constructed environments, farms and forest areas, natural areas, wildlife habitats, villages, and hamlets at a density of 1 dwelling unit per 20 acres (Northern Tier) or 1 dwelling unit per 40 acres (Southern Tier).

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3'd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. If the public hearing is cancelled due to inclement weather, the hearing will be moved to the following Wednesday at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.